

Settlement

Management Intent

As noted in Chapter 2, non-agricultural settlement is primarily limited to the Moraine Ridge subunit. Most of the land in this subunit is owned by the Matanuska-Susitna Borough. Through the use of its lands, the borough will accomplish the following objectives:

- ° contribute to the development of basic industry, providing employment for borough residents;
- ° provide land to the private sector for all feasible uses - industrial, commercial, and residential;
- ° contribute to the maintenance of the life-style traditionally valued by borough residents;
- ° preserve lands suitable for agricultural purposes;
- ° provide revenue through land sales to support needed capital improvements within the borough; and
- ° use borough lands as appropriate to meet identified public needs.

Classification/Reservation

Borough land on Moraine Ridge will be reserved for future use for residential, agricultural, commercial, or industrial purposes. The Master Plan Map shows the general levels of density of such uses intended to occur on this land.

Most state land within the study area has been included within an agricultural tract or designated for public retention for use as wildlife habitat, recreation, or protection of water quality. State land in the Moraine Ridge subunit is classified as Wildlife Habitat/Public Recreation (see the sections on fish and wildlife and recreation in this chapter). In the Fish Creek subunit a few small parcels of land have been preliminarily identified as appropriate for settlement other than large scale agriculture. These are areas with good soils that were too small to make into an agricultural tract. They either have planned or potential access or are larger than 20 acres. They are the areas in the following sections that have good soils but that are not included in agricultural tracts: Sections 15, 22, 26, 27, 33 in Township 17 North, Range 6 West, Seward Meridian and Section 6, Township 17 North, Range 5 West, Seward Meridian. See pages 68 and 69 for maps showing these areas. For the present they will be included in the Wildlife Habitat/Water Resources classification being placed on surrounding lands; however, suitable portions of these lands may be reclassified to Settlement or Agricultural Lands following a more detailed review of their suitability as part of DNR's Land Availability Determination System. This specific reclassification action will not require an amendment of this plan.

Planned Actions

General Development Plan. A general development plan for the Moraine Ridge subunit will be prepared by the Matanuska-Susitna Borough prior to any disposals to ensure proper development of the entire unit. The plan will consider all uses within the unit. Following the development of the plan, land disposals tied to the plan will occur as dictated by need and demand. The plan will be based on the guidelines listed below.

Support facilities and residential development. There will be a need for land for agricultural and community support facilities in the future as the Fish Creek agricultural area and the settlement area along Moraine Ridge develop. It is intended that these support facilities be located at the southern end of the ridge. Lands not committed for agricultural purposes or reserved for community/agricultural support facilities will be allocated for residential development where feasible. As was previously described, because of its geographical location, the Moraine Ridge subunit has long range potential for being a major settlement core west of the Little Susitna River between Willow and the proposed Point MacKenzie industrial port, following construction of a highway from Point MacKenzie to Willow. It is anticipated that at least the southern part of the Ridge will be served by community water and sewerage systems and that residential density there will be relatively high. Density will diminish toward the north to blend into low recreational densities near the Nancy Lake State Recreation Area.

Use of timber. Prior to development of this area as settlement, there may be a demand for commercial-quality house logs, saw logs, or personal use firewood sales in the immediate area. Making the Moraine Ridge timber available for selective cutting will help satisfy the demand for these products. This will be allowed only if compatible with the intended use of the area. See Forestry Section, guideline 18, page 59.

Agricultural Lands. Three agricultural tracts have been identified at the north end of Moraine Ridge in Sections 27 and 34 of township 18N, range 5W, Seward meridian and sections 3 and 4 of township 17N, range 5W, Seward meridian. These are several miles from the road system planned for initial construction. Therefore they will not be sold until the general development plan for Moraine Ridge is completed, and local roads for this subunit have been constructed. There are a few other scattered parcels of class II and III soils in this subunit. The decision on the use of these lands will be made as part of the general development plan for Moraine Ridge. Those in the southeast corner of the unit may be needed for commercial or industrial support facilities. Other parcels are less than forty acres.

Small lot sales within the agricultural areas. It is anticipated that small areas of usable land will be identified during the survey of the agricultural tracts that could be utilized for rural residential purposes. These are tracts from 5-20 acres that are not contiguous to agricultural areas but that have good capability for residential uses. Those on state lands will be referred to DNR's Land Availability Determination System (LADS) to determine their suitability for disposal for residential or private recreational uses.

Management Guidelines

Moraine Ridge.

1. Settlement development within the Moraine Ridge area will take into consideration the following criteria:
 - a. Existing private inholdings should be integrated into the general development plan. Greenbelt buffers should be designed between existing private property and proposed settlement where appropriate.
 - b. Open spaces, park lands, existing trails and greenbelts should be included in the design and integrated into an interconnecting system providing public access to significant bodies of water as well as habitat and corridors for animal movement.
 - c. Needed community and neighborhood service centers should be provided for in the general development plan.
 - d. Road systems should be developed off the proposed main access route through Moraine Ridge. Road access to all existing private parcels and to public recreation sites on Cow, Delyndia and Hock Lakes should be provided for in the design.
 - e. Principal concentration of development will occur at the southern end of the unit near the intersection of the Chulitna River - Goose Bay Road corridor and the Moraine Ridge Road.
 - f. Borough land to be sold for residential use or recreational cabins should be sold in phases.
2. In preparing the general development plan the borough should involve the public including existing community or homeowners' associations.

Other lands.

3. On state land, parcels identified for possible disposal for non-agricultural purposes during the agricultural tract survey will be reviewed by DNR as part of the Land Availability Determination System (LADS). Consideration will be given to the need for sites for public facilities prior to making a decision to dispose of these lands. The potential for conflict between adjacent agricultural and residential uses will also be considered. If found appropriate for private ownership, the parcels will be disposed of according to a schedule to be established by DNR's LADS.

4. Certain borough lands, listed below, will be retained in public ownership and the decision on their use will be reserved for the future. These lands include small pieces of class II and III soils, generally less than 40 acres. These lands, listed below, may be appropriate locations for public facilities. Some of them also have recreation potential.

Section 7, Township 16 North, Range 5 West; a small parcel bounded by two roads and the Iditarod trail.

Section 1, Township 16 North, Range 6 West; a small parcel bounded by the road, the Iditarod trail, and Fish Creek.

Sections 3 and 4, Township 16 North, Range 6 West; several small parcels north of the road.

Section 20, Township 16 North, Range 6 West; a peninsula bounded by private property on the west, a stream on the northwest, private property on the north, and Fish Creek on the east and south.

5. State lands northwest of Homestead Creek in Sections 14, 15, 22, 23, 27, and 33, Township 17 North, Range 6 West, Seward Meridian, should be considered for non-agricultural or agricultural homesteads or other disposals. These lands include small pieces of class II and III soils that are not large enough to make into agricultural tracts as well as some wetlands. There will be road access at the south end of Section 33. There will also be road access to the southeast corner of Section 22. It is intended that this road include bridges or culverts to cross both streams in Sections 22 and 23. The continuing road to Susitna Corridor shown on the Master Plan will probably be a winter road. See also the guidelines in the Wetlands Section which will apply to any disposal here.
6. Suitable portions of state land in the following sections not included in agricultural tracts should be considered for settlement, including use for public facilities: Section 26, Township 17 North, Range 6 West, Seward Meridian; and Section 6, Township 17 North, Range 5 West, Seward Meridian. Each has small parcels of class II or III soils surrounded by wetlands and will have road access. See maps on page 68 and 69. See also the guidelines in the Wetlands Section which will apply to any disposal here. Prior to any disposal in Section 6, consideration should be given to rerouting the Yohn Lake to Susitna River Trail from existing private property through public land.

FISH CREEK

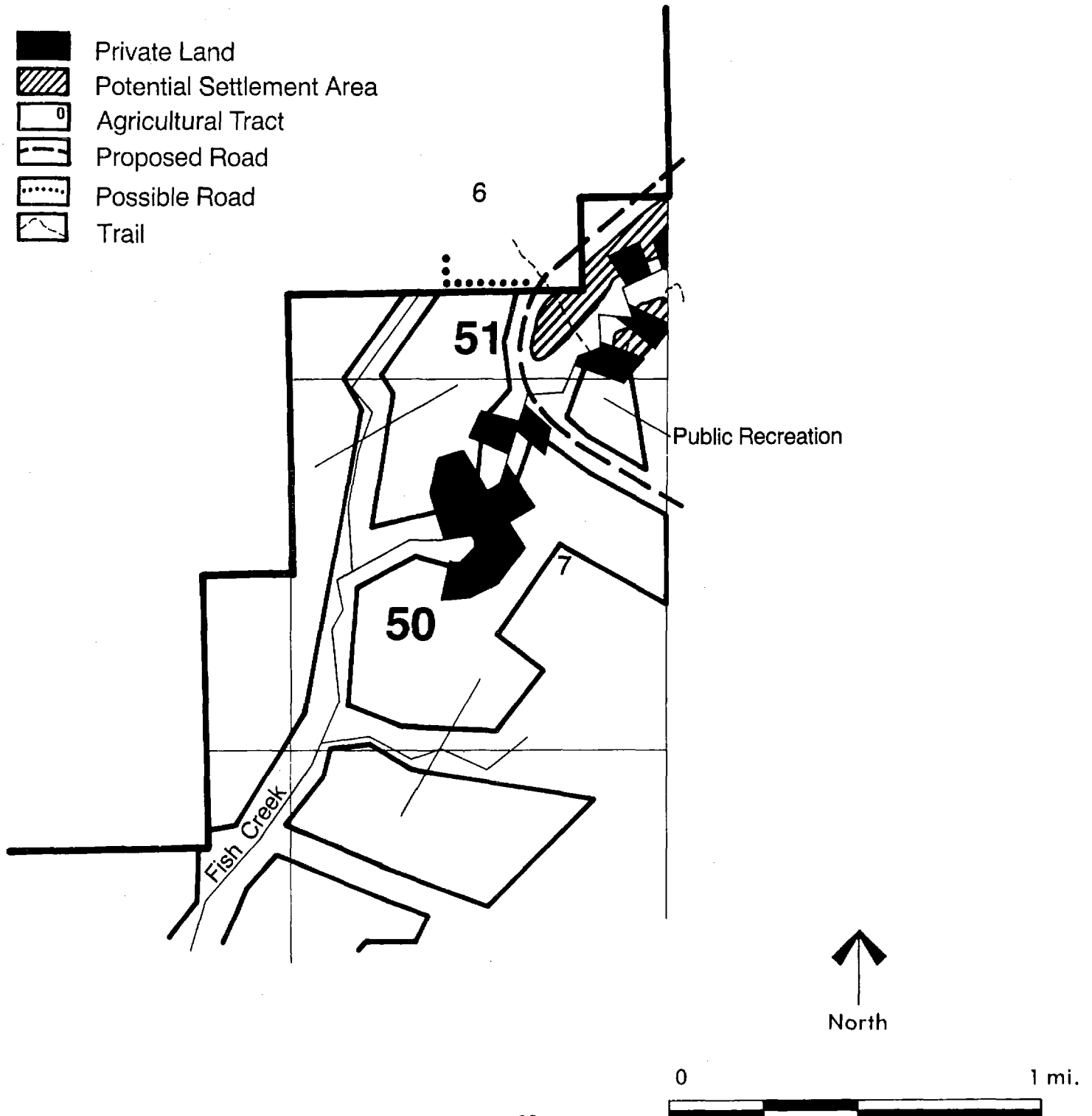
T 17N R5W

Management Plan

Settlement One

Legend

-  Private Land
-  Potential Settlement Area
-  Agricultural Tract
-  Proposed Road
-  Possible Road
-  Trail



FISH CREEK

Management Plan

Settlement Two

T 17N R6W

Legend

-  Private Land
-  Potential Settlement Area
-  Agricultural Tract
-  Proposed Road
-  Possible Road
-  Trail

